

**The Pad, Holloway Road, Highbury & Islington
2 Bedroom Flat**

Price: £440 pw



- ✓ Two Double Bedroom Luxury Apartment
- ✓ Modern Bathroom Suite
- ✓ Panoramic views
- ✓ Communal Garden

- ✓ Stylish Finish Throughout
- ✓ Furnished
- ✓ Concierge

The Pad, Holloway Road, Highbury & Islington

This bright and spacious property boasts two double bedrooms and a large open plan living space with modern integrated kitchen, overlooking the hustle and bustle of Holloway Road with its' boutique cafes and pubs.

Highbury and Islington station with fast connections to central London via the Victoria line and Overground connections to North and East London is within a 2 minute walk from the development, as well as Upper Street, known for its many fashionable shops, pubs, restaurants and theatres.

A daytime concierge ensures security and a high standard of maintenance for this boutique development, fantastic opportunity for anyone looking for a home with easy access to the City and central London.

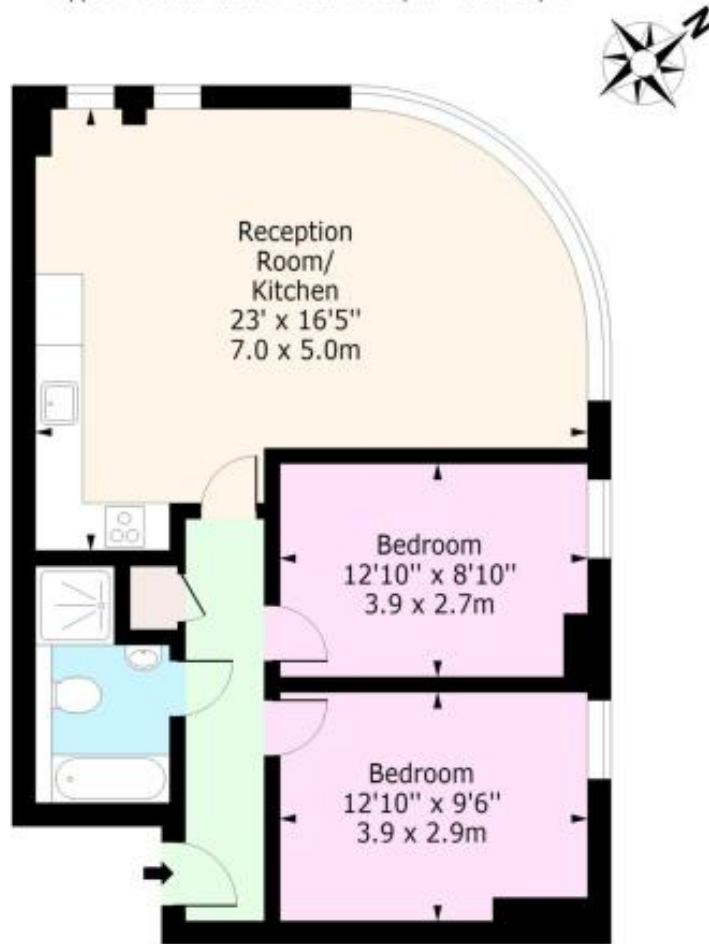


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

Holloway Road, N7

Approx. Gross Internal Area 725 Sq Ft - 67.35 Sq M





Third Floor

Floor Area 725 Sq Ft - 67.35 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com

Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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